

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Caine Realty & Mortgage Company,

a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of two hundred & no/100 (\$200 00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

**R. A. Caine**

All those two certain lots, pieces or parcels of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, and being known and designated as Lots Nos. 150 and 151 of East Park, as shown on plat recorded in plat book A, at page 383, and being more particularly described as follows:

Beginning at a stake on the West side of Haviland Avenue, formerly Smith Avenue, corner of lot #149 and running thence with line of lot 149 in a Northwesterly direction 174 feet to a stake; thence N. 33-30 E. 80 feet to a stake; thence in a Southeasterly direction 140 feet to a stake on Haviland Avenue; thence with the west side of said Haviland Avenue, formerly Smith Avenue, in a Southerly direction 110 feet to the beginning corner. Being the same lots of land conveyed to me by C. G. Wyche, as shown by deed dated July 5, 1934, and recorded in the Office of the Register of Mesne Conveyance for Greenville County in Volume 176, page 103.

Also, all those two certain pieces, parcels and lots of land situate lying and being in the County of Greenville, State of South Carolina, in a subdivision known as Traxler Park, a plat of which is of record in the R. M. C. Office for said County in Plat Book F, at pages 114 and 115, and being designated on said plat as Lot No. 219 and lot No. 220, and for a fuller and more complete description of said lots referred to said plat is hereby made. Being the same lots of land conveyed to me by C. G. Wyche, as shown by deed dated July 5, 1934, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Volume 176, page 103.

Subject to, and upon the following conditions and restrictions, which are expressly for the benefit of all persons owning lots in said Traxler Park subdivision, to-wit:

1. This property or any part thereof shall never be sold, rented, or otherwise disposed of to any person having any percentage of negro blood.
2. No liquor or ardent spirits shall ever be sold on said premises.
3. The property shall be used for residential purposes only and no use shall ever be made thereof which would constitute a nuisance or injury to the value of neighboring lots.
4. No dwelling house costing less than \$3,500.00 shall be erected on said property, nor shall any building be erected nearer any of the streets, avenues, and roadways shown on said plat, than 35 feet.
5. The grantor reserves the right to lay and place or to authorize the laying and placing of street car tracks, sewers, gutters, paving and pipes, the erection of telephone telegraph and electric light wires and poles or the placing of any other public utility in or along any of the streets and roadways, without liability to compensate any lot owner.